

**SEC. 10-1.1100 COMMERCIAL OFFICE DISTRICT (CO)**

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**SEC. 10-1.1105 PURPOSE.**

The CO District shall be subject to the following specific regulations in addition to the general regulations hereinafter contained in order to provide for and protect administrative, professional, business and financial organizations which may have unusual requirements for space, light and air, and which are clean and quiet and which are not detrimental to the residential use of adjacent properties.

**SEC. 10-1.1110 SUBDISTRICTS.**

Any combining B District.

**SEC. 10-1.1115 USES PERMITTED.**

a. **Primary Uses.** The following uses, or uses determined to be similar by Planning Director, are permitted in the CO District.

(1) **Administrative and Professional Offices/Services.**

- (a) Accounting and financial offices. (excluding check cashing stores)
- (b) Architectural and engineering offices.
- (c) Banks and financial institutions.
- (d) Chiropractic and acupuncture offices.
- (e) Insurance and real estate offices.
- (f) Law offices.
- (g) Medical and dental offices.
- (h) Travel and airline agency offices.

(2) **Automobile Related Uses.**

None.

- (3) Personal Services.
    - (a) Barber or beauty shop.
    - (b) Dance Studio.
    - (c) Dry cleaner/laundry.
    - (d) Martial arts studio.
    - (e) Music studio.
    - (f) Nail salon.
    - (g) Palm reading service.
    - (h) Photography studio.
    - (i) Physical fitness studio.
    - (j) Shoe repair shop.
    - (k) Tailor/seamstress shop.
  - (4) Residential Uses.
    - (a) Multiple-family dwellings.
    - (b) Small group homes associated with single-family dwellings.
  - (5) Retail Commercial Uses.

None.
  - (6) Service Commercial Uses.
    - (a) Copying or reproduction facility.
    - (b) Mailing or facsimile service.
    - (c) Reverse vending machine(s). (When located within a convenience zone)
  - (7) Other Uses.
    - (a) Day Care Home. (State-licensed, less than 24-hour care for children or adults, 14 or fewer persons, excluding staff. See definitions)
    - (b) Public agency facilities.
- b. **Secondary Uses.** The following uses are permitted as secondary or subordinate uses to the uses permitted in the CO District:
- (1) Accessory buildings and uses. (See Section 10.1.845)
  - (2) Garage sales. (4 per year per dwelling. See General Regulations Section 10-1.2735e.)
  - (3) Home Occupation. (See definitions)
  - (4) Household pets.

**SEC. 10-1.1120 CONDITIONALLY PERMITTED USES.**

- a. **Administrative Uses.** The following uses, or uses determined to be similar by Planning Director, are permitted in the CO District subject to approval of an administrative use permit:

(1) **Administrative and Professional Offices/Services.**

- (a) Pharmaceutical sales. (Where accessory to a medical office or clinic, and where it does not exceed 3,000 square feet).

- (b) Medical/dental laboratory.

(2) **Automobile Related Uses.**

- Parking lot.

(3) **Personal Services.**

- None.

(4) **Residential Uses.**

- (a) Boarding Home. (For seven or more persons. See definitions)

- (b) Single-family dwelling.

- (c) Attached second dwelling unit. (Also referred to as a “Granny or in-law unit.” See Section 10-1.845.n. for criteria)

- (d) Second single-family dwelling. (Where one single-family dwelling already exists on a lot, one additional single-family dwelling may be constructed provided the minimum development standards (lot size, setbacks, height, etc., can be met for each dwelling)

- (e) Convalescent Hospitals

(5) **Retail Commercial Uses.**

- Restaurant.

(6) **Service Commercial Uses.**

- Recycling collection area. (When located within a convenience zone)

(7) **Other.**

- (a) Ambulance service.

- (b) Animal hospital.

- (c) Day Care Center.

- (d) Christmas tree or pumpkin patch lot. (See General Regulations Section 10-1.2735d. for standards)

- (e) Educational facility. (Small, generally less than 2000 sq. ft. designed to augment the learning process of elementary and secondary students.)

- (f) Home occupation - expanded.

- (g) Religious facility.
  - (h) Temporary use. (i.e., parking lot or tent sale)
  - (i) Wind energy conversion system.
- b. **Conditional Uses.** The following uses, or uses determined to be similar by Planning Director, are permitted in the CO District subject to approval of a conditional use permit:
  - (1) **Administrative and Professional Offices/Services.**
    - (a) Pharmaceutical sales. (Where accessory to a medical office or clinic, and where it exceeds 3,000 square feet)
    - (b) Check cashing stores.
    - (c) Payday loan facilities.
  - (2) **Automobile Related Uses.**  
None.
  - (3) **Personal Services.**
    - (a) Massage parlor.
    - (b) Suntan parlor.
  - (4) **Residential Uses.**
    - (a) Dormitory.
    - (b) Fraternity or sorority.
    - (c) Large Group Home
  - (5) **Retail Commercial Uses.**  
Bar, cocktail lounge. (See General Regulations Section 10-1.2735b. for regulations of alcohol)
  - (6) **Service Commercial Uses.**  
None.
  - (7) **Other.**
    - (a) Educational facility more than 2000 square feet.
    - (b) Religious facility.

**SEC. 10-1.1125 LOT REQUIREMENTS.**

- a. Minimum Lot Size:
  - (1) Interior Lot 5,000 square feet.
  - (2) Corner Lot 5,760 square feet.

- b. Minimum Lot Area Per Dwelling Unit: Same as permitted in RM or RH Districts, whichever is deemed consistent with the General Policies Plan Map and Neighborhood Plan; Townhouse Lot shall be consistent with building permit footprint and printed project areas.
- c. Minimum Lot Frontage: 35 feet.
- d. Minimum Average Lot Width:
  - (1) Interior Lot 50 feet.
  - (2) Corner Lot 60 feet.
- e. Maximum Lot Coverage: 50 percent.
- f. Minimum Average Lot Depth: 80 feet.
- g. Special Lot Requirements and Exceptions: See General Regulations Section 10-1.2720.

**SEC. 10-1.1130 YARD REQUIREMENTS.**

- a. Minimum Front Yard: 10 feet.
- b. Minimum Side Street Yard: 10 feet.
- c. Minimum Side Yard:
  - (1) Commercial Buildings 5 feet.
  - (2) Residential Buildings 5 feet, or 10 percent of the lot width at the front setback line whichever is greater up to a maximum of 10 feet.
- d. Minimum Rear Yard: 20 feet.
- e. Special Yard Requirements and Exceptions: See General Regulations Section 10-1.2725.

**SEC. 10-1.1135 HEIGHT LIMIT.**

- a. Maximum Building Height: 40 feet.
- b. Maximum Accessory Building Height: 14 feet and one story.
- c. Maximum Height for Fences/hedges/walls:
  - (1) Front and Side Street Yard 4 feet.

(2) Side and Rear Yard

6 feet.

(Also see Section 10-1.1045k. for additional standards).

d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

**SEC. 10-1.1140 SITE PLAN REVIEW REQUIRED.**

Site Plan Review approval is required before issuance of any building or construction permit or construction of a fence within this district only if the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards and guidelines. This may include fences (i.e., such as anodized gray chain link fences) in certain circumstances.

**SEC. 10-1.1145 MINIMUM DESIGN AND PERFORMANCE STANDARDS.**

The City recognizes that high-quality design of commercial structures can contribute to a positive appearance of neighborhoods and improve the overall character of the community. This Section establishes design and performance standards that shall apply to the construction of residential and commercial buildings and certain commercial uses in the CO District, including but not limited to cultural, educational, religious or recreational facilities.

**Single-family dwelling.**

For single-family dwellings refer to the applicable criteria and standards contained in the RS District, Section 10-1.200.

**Multiple-family dwelling.**

For multiple-family dwellings refer to the criteria and standards contained in the RM or RH Districts, Sections 10-1.400 and 10-1.500 respectively, whichever is most consistent with the General Policies Plan Map and Neighborhood Plan.

**Non-residential uses.**

For commercial buildings and uses, including but not limited to cultural, educational, religious or recreational facilities, refer to the criteria and standards contained in the CN District, Section 10-1.800.